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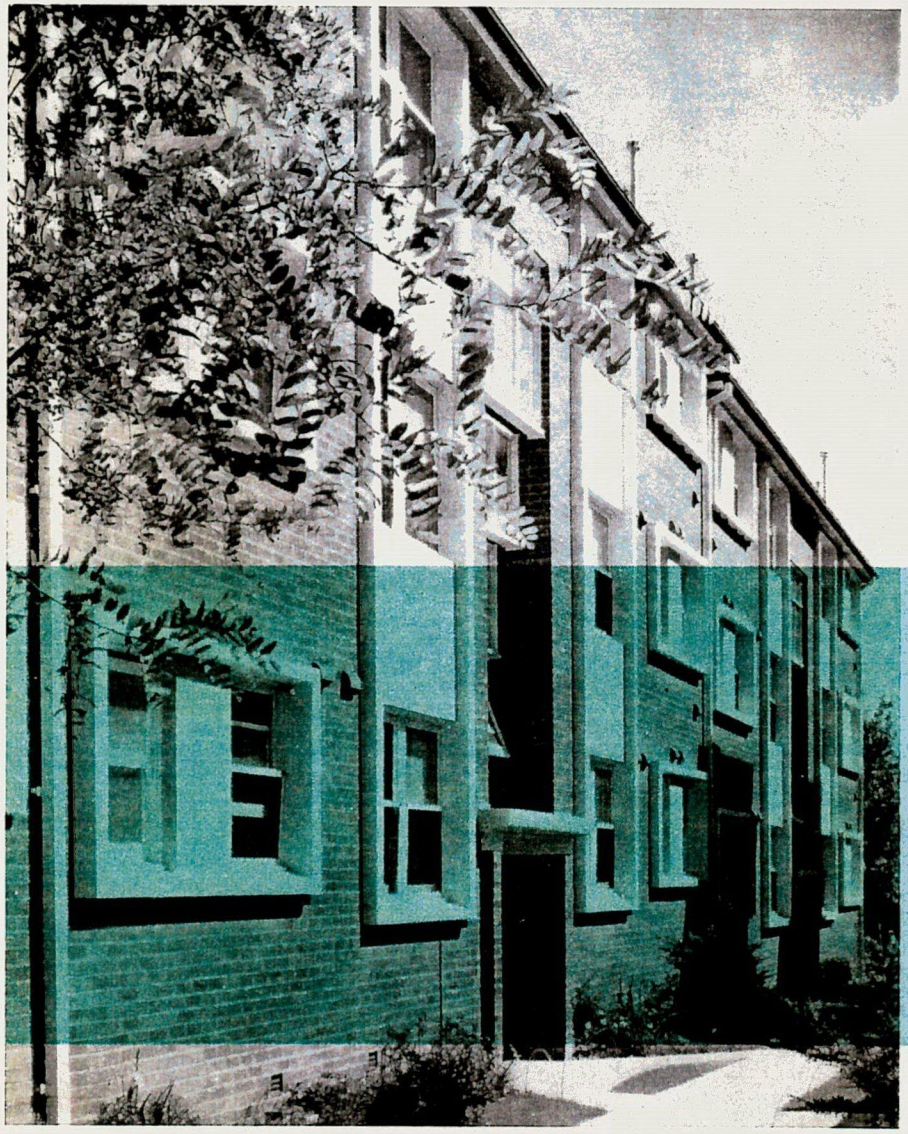
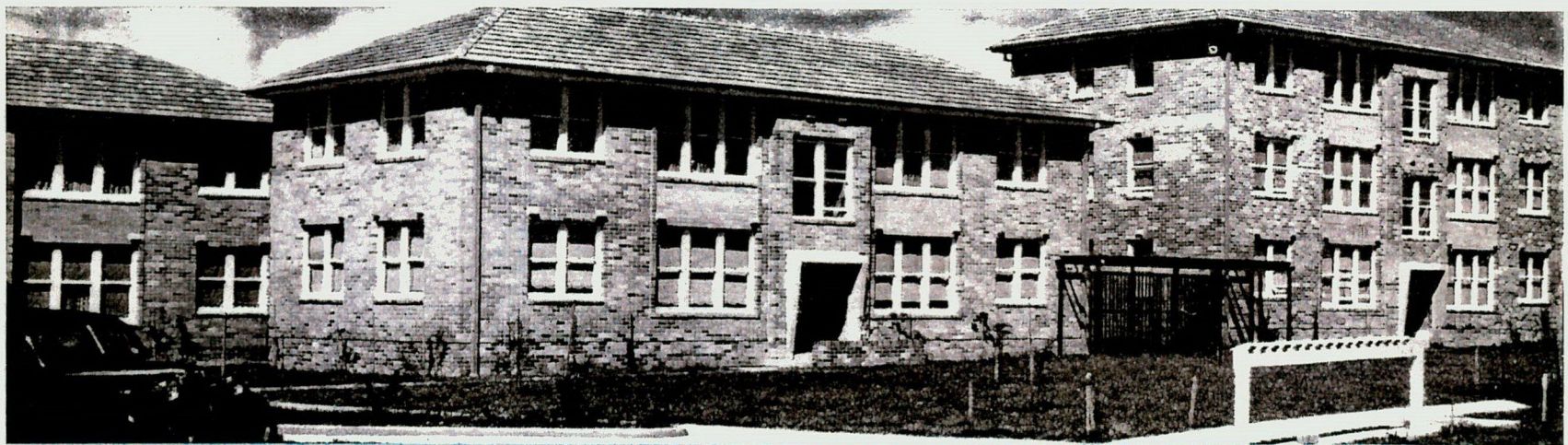


Flats -

Modern Trend in Housing



RECORD OF ACHIEVEMENT

- Total number of permanent homes built—70,000.
- Type of dwellings: cottages (61,000), flats (7,500), special aged persons units (1,500).
- Homes accommodate about 300,000 people.
- Projects have been completed in 300 N.S.W. centres.
- More than 23,000 families are buying homes.
- Total advances under Commonwealth-State Agreement—£171.28 million (£12.13 million in 1963-64).
- Funds provided from State sources £25 million.
- A total of 7,500 flats have been built:
  Sydney—slum clearance (1,700); suburban (4,700).
  Newcastle—more than 400.
  Wollongong—200.
  Country centres—more than 400.
- Flats comprise 25 per cent of the current construction programme.
- Value of flats programme is £25 million.
- More than 20 per cent of new metropolitan applicants seek flats.

NEW SOUTH WALES
DEPARTMENT
OF HOUSING
1 8 DEC 1996
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LIBRARY

A completely new approach to low cost housing in the metropolitan areas where the construction of cottages is no longer economically possible has been undertaken by the Commission in large new estates designed almost entirely for walk-up flats.

Examples of these are at Riverwood (site of the former emergency housing centre) 800 units and South Coogee, 600 units, and on a somewhat smaller scale the project at Chullora for the Department of Railways with a potential of 100 flats.

Nearly 30,000 people are now accommodated in flats.

Authorised by the N.S.W. Minister for Housing and Co-operative Societies, the Hon. A. LANDA, LL.B., M.L.A.

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FLATS HAVE POPULAR APPEAL

There has been increasing emphasis on multi-storey projects in recent years, and full benefit has been taken of the advances made in building methods and design.

Flats use up a major share of the 18 million bricks needed each year for the Housing Commission's building operations. The State-wide programme has included 21 country centres where projects have been completed.

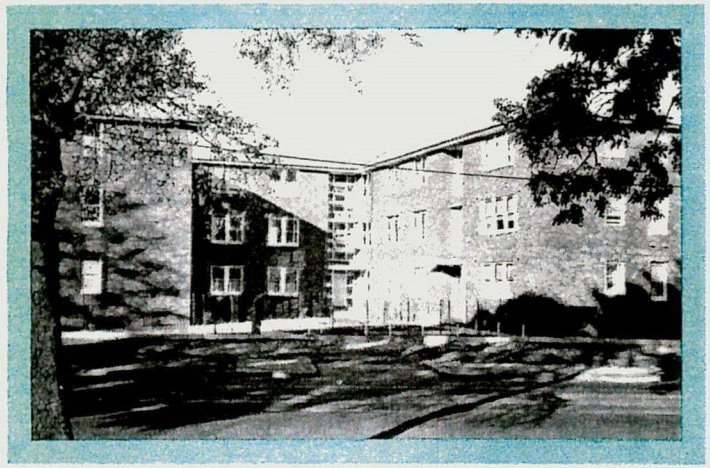
Private architects co-operate with the Commission's staff in preparing many of the high and medium density housing projects, and the joint effort produces outstanding results both in design and economy.

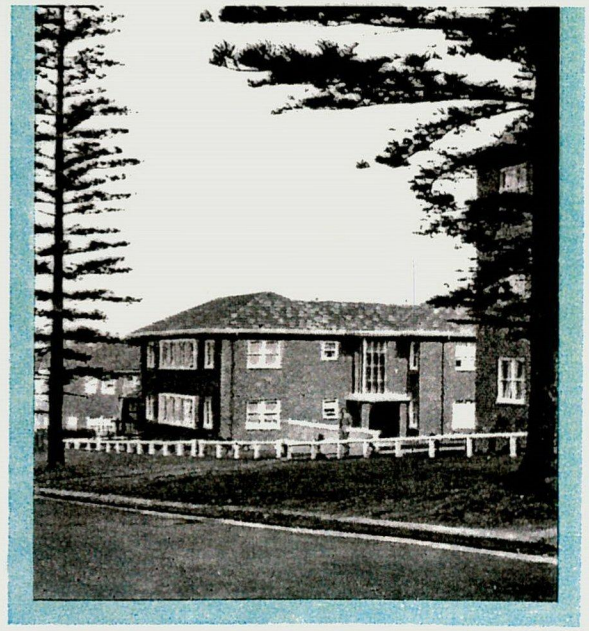
This policy ensures best use of improved building techniques, new materials, both in construction and finish, and up-to-date interior planning.

Families with children of all ages can apply for and are allocated to flats, even in the high-rise housing projects.

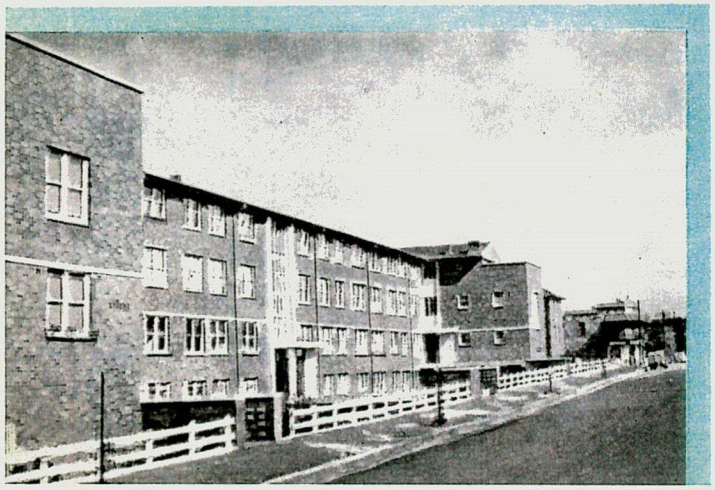
When the family complement increases, other accommodation is provided either in a larger flat or a cottage.

Planning of most large estates now includes groups of flats as well as aged units in order to suitably mix the residential development of the area.





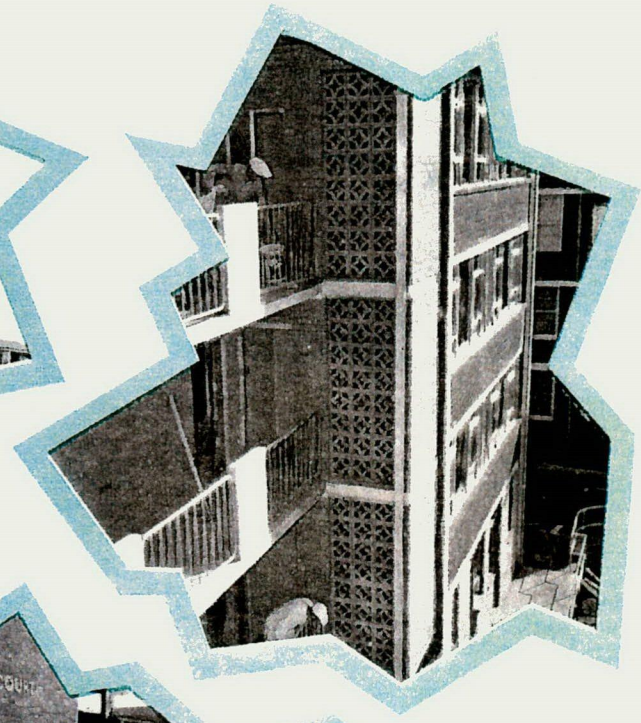
OLD STYLES . . .

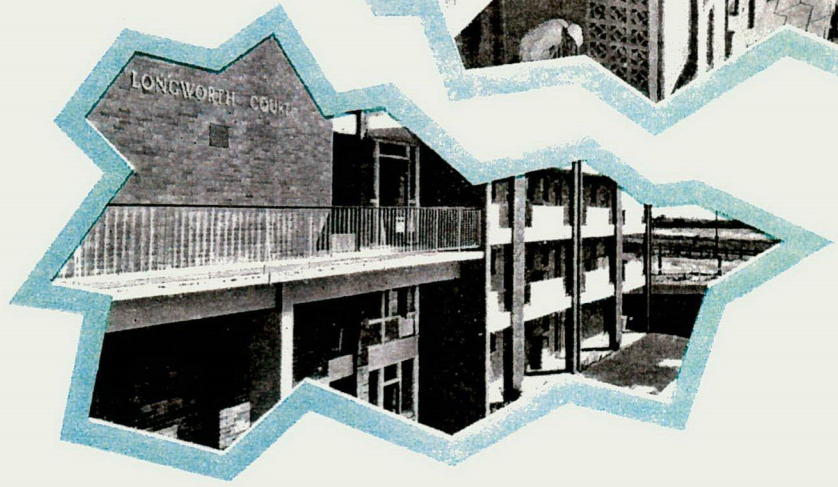


Many of the initial blocks of flats followed the conventional architecture of the time which was reminiscent of pre-war days.

They were regarded at the time as of very pleasing and functional design and most of the sites on which they were constructed have, with the passage of time, developed into valuable and popular residential localities.

They are not out of keeping with the surrounding development and provide excellent accommodation in the inner areas for the low and moderate income group.



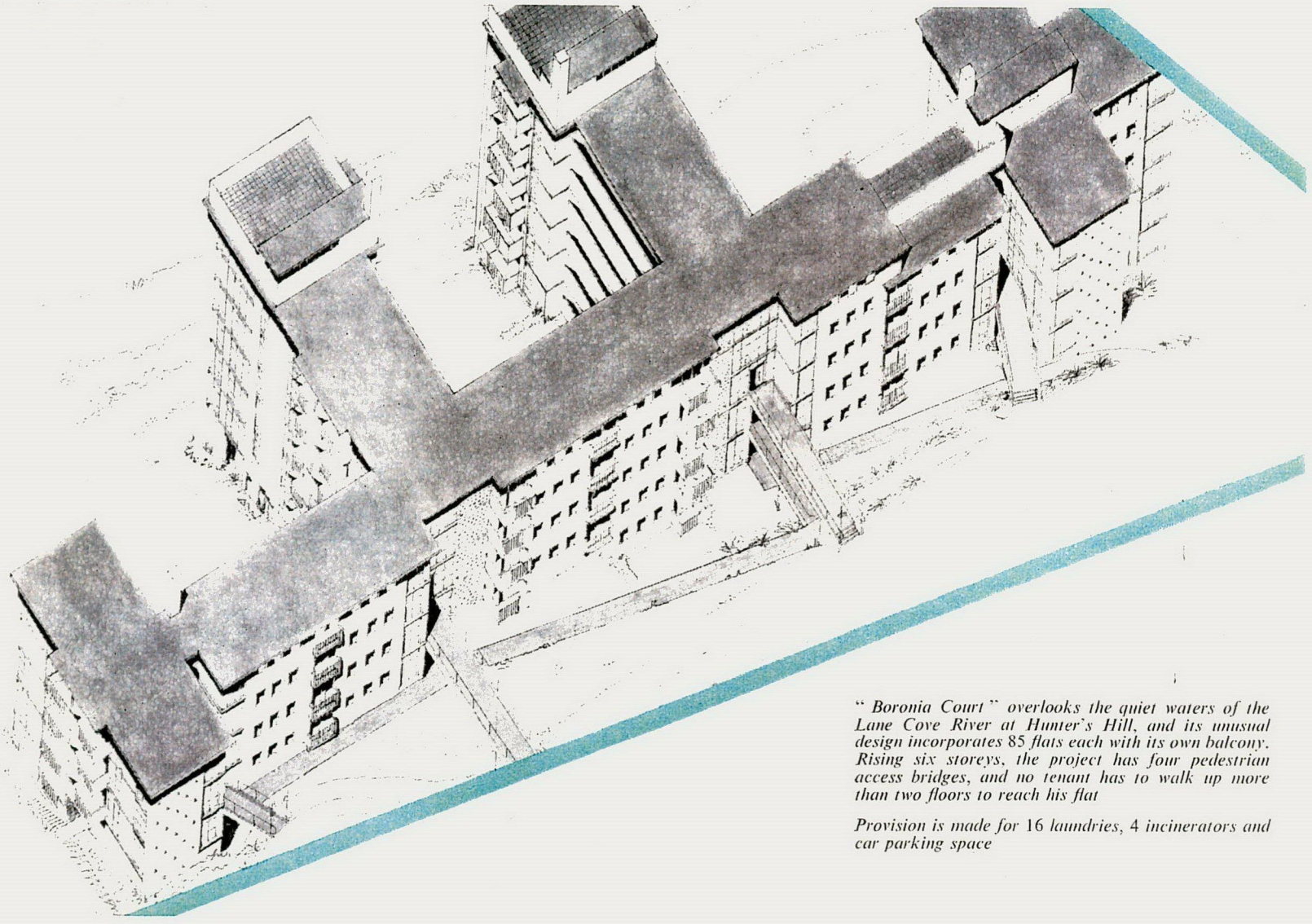


. . . AND THE NEW

The exterior look of flats keeps pace with the changing times, and modifications are made to meet current needs of tenants.

Special attention is paid to the provision of privacy, laundry facilities, parking space for cars and " breathing " space.

Best use is always made of a site but there is never overcrowding. Some blocks cover less than 20 per cent of the available land.

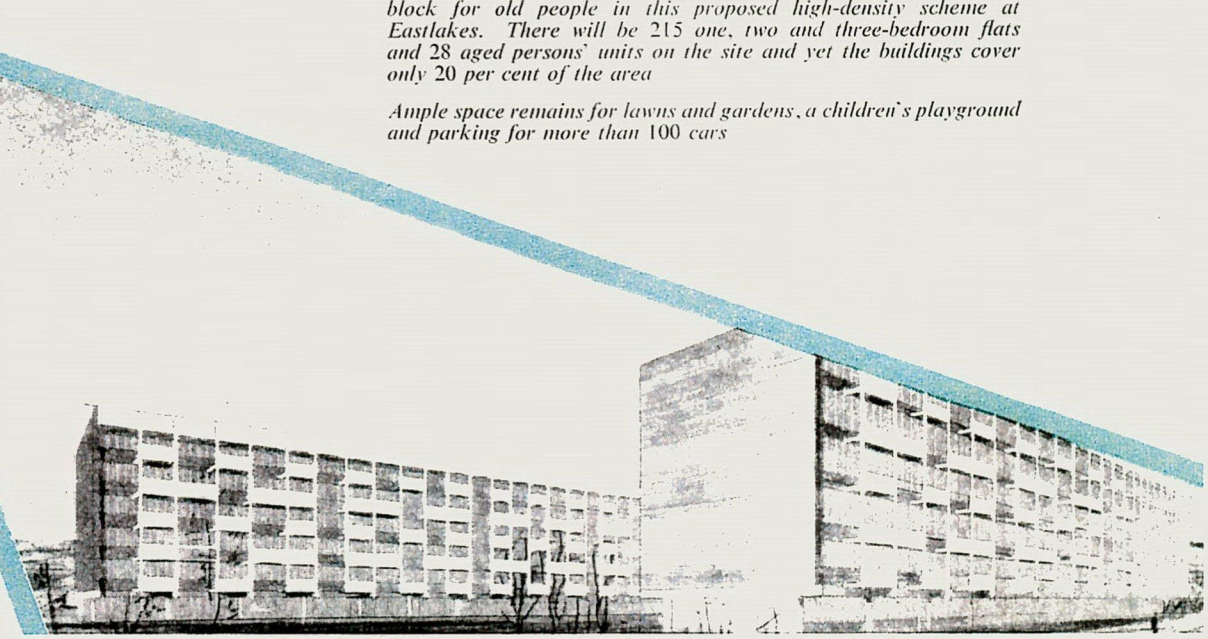


" Boronia Court " overlooks the quiet waters of the Lane Cove River at Hunter's Hill, and its unusual design incorporates 85 flats each with its own balcony. Rising six storeys, the project has four pedestrian access bridges, and no tenant has to walk up more than two floors to reach his flat

Provision is made for 16 laundries, 4 incinerators and car parking space

There are two 9-storey blocks of flats and a special 2-storey block for old people in this proposed high-density scheme at Eastlakes. There will be 215 one, two and three-bedroom flats and 28 aged persons' units on the site and yet the buildings cover only 20 per cent of the area

Ample space remains for lawns and gardens, a children's playground and parking for more than 100 cars



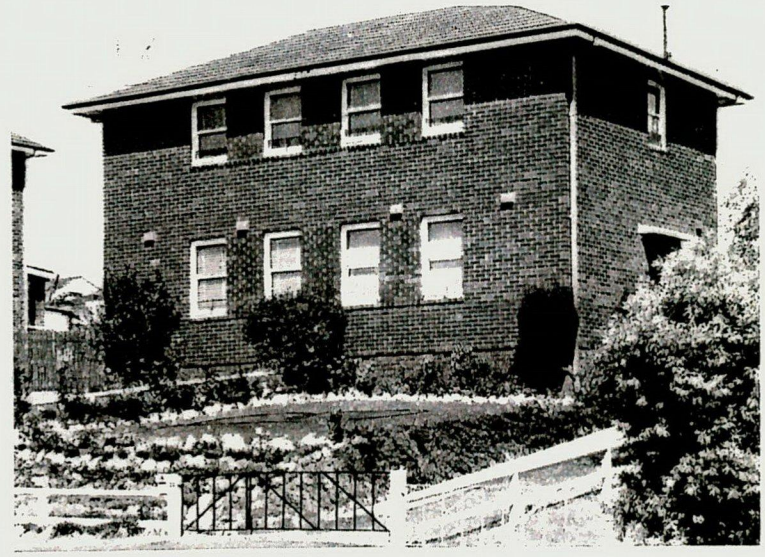
A steeply-sloping site at Gladesville lends itself to this design of two 6-storey blocks containing 141 one and two-bedroom flats. Balcony access is provided to each floor, and each flat has a private balcony leading off the master bedroom. Specially equipped laundries, including drying cabinets, are provided in a ratio of one to every five flats

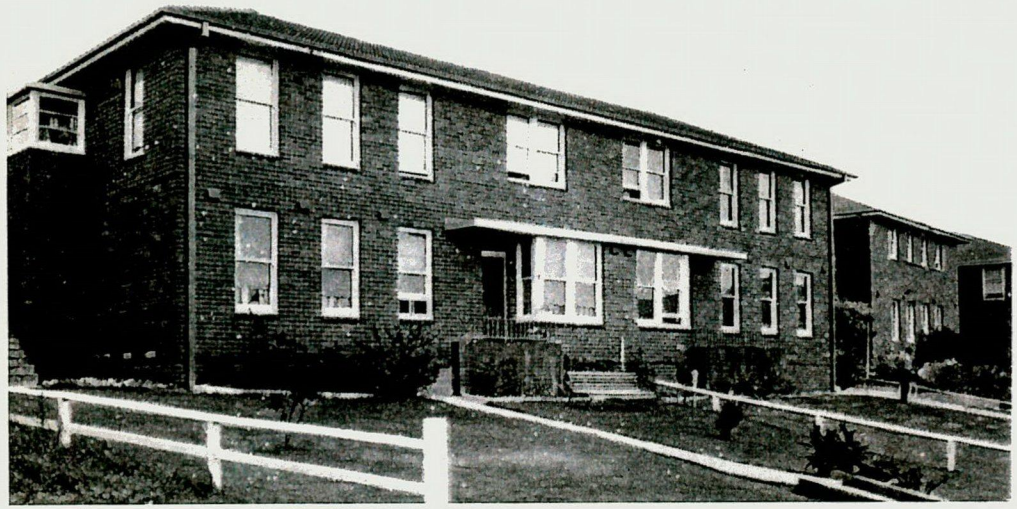
DESIGNS VARY

Maisonette type dwellings have been used to good advantage in mixed development in certain estates.

They were a happy medium between cottage and flat accommodation and had many benefits of both types of living.

The homes provided everything necessary for comfortable yet compact living, and each unit had its own separate garden at front and rear.





Another individual type of medium density planning is the 2-storey "Turner Rigby" which can be built together in any number of multiples and provides suitable family accommodation.

Each flat contains three bedrooms, lounge/dining room, kitchen, bathroom, a private external entrance—and has its own garden.

They blend with cottage development or high-density schemes and are preferred by some families.

Apart from slum clearance work, the main flats projects in Sydney have been carried out at Maroubra (920 flats), North Sydney (368), Villawood (306), Coogee (281), Balmain (269), Bondi (170), Eastlakes (156), Kingsford (153), Lilyfield (147) and Manly (124).

Regular inspections are made of all projects to check the need for maintenance or repair work.

Contractors are also engaged to keep the grounds of each project in first-class order all year round.

Specially planted ornamental shrubs and trees enhance the beauty of the projects.

Tenants pay only the true economic rentals to cover the costs involved in land and construction, maintenance and normal rates and taxes, etc.

Tenants in the low family income group are entitled to rental rebates.

Under the approved formula rents may be reduced to one-fifth of an assessed " family income " when it equals the basic wage.

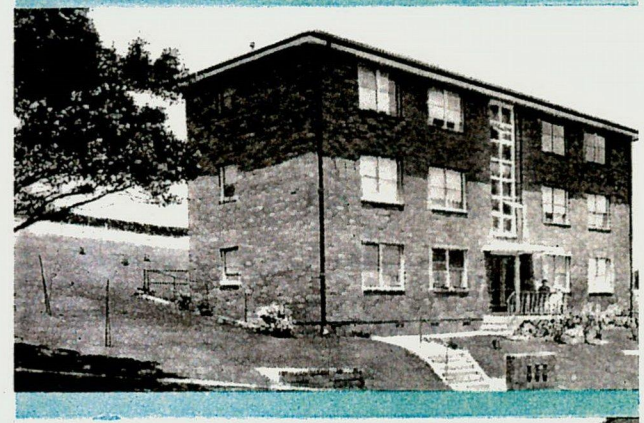
This scheme is of particular benefit to pensioners, including the sick and physically handicapped, deserted wives and the unemployed.

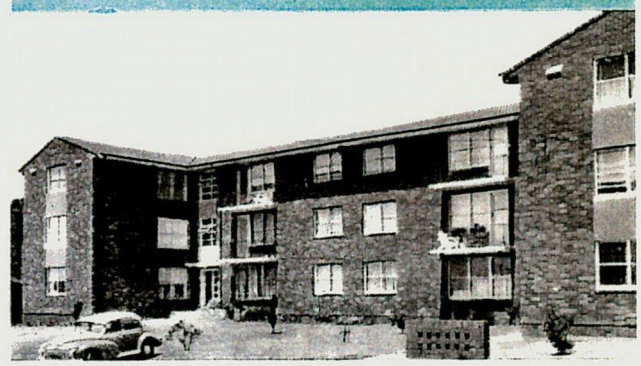
Three-storey blocks of flats are used to good advantage in many projects.

They can be grouped together in many ways and positioned to make the most of each site and locality.

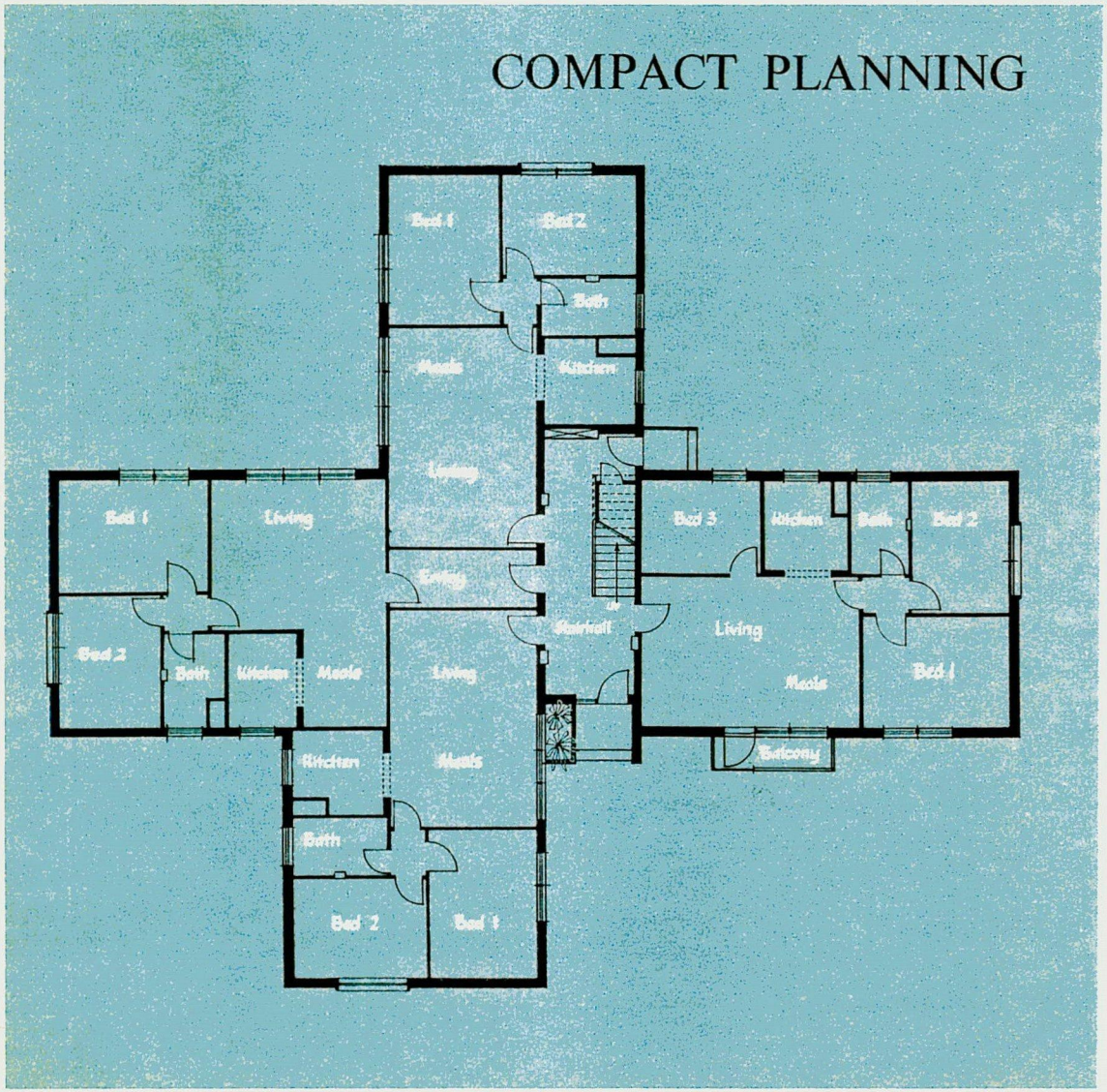
Variety is obtained by the use of " T " and " L " shaped buildings as well as the rectangular blocks. A special " star " plan with three radiating wings enables all rooms of a flat to obtain sunlight at sometime during the day.

Several hundred flats are built in these varying designs each year to meet the increasing demand for accommodation.





COMPACT PLANNING

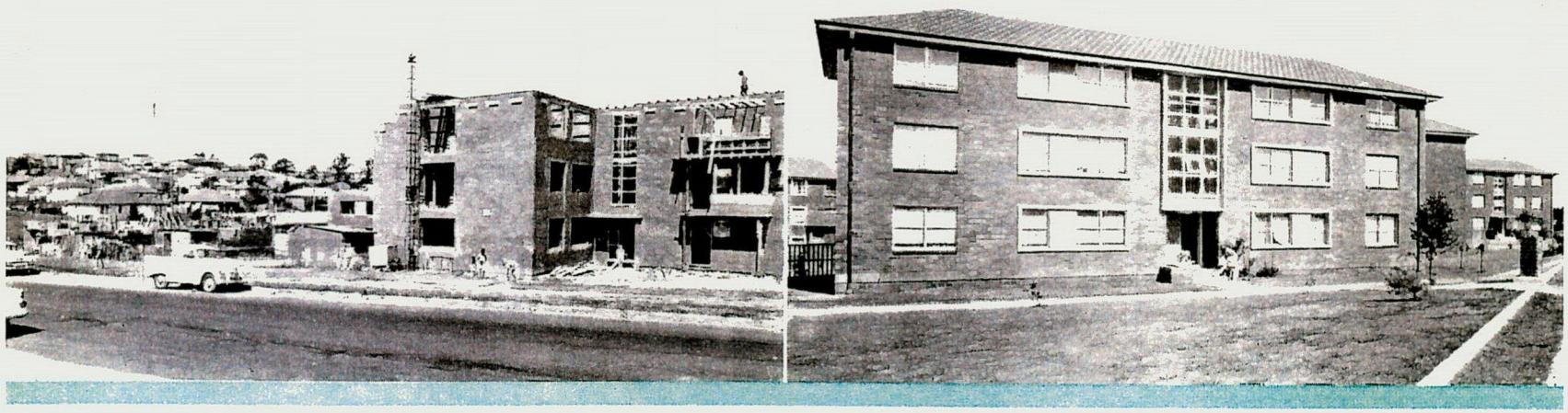


The grouping of flats and internal designs vary to meet architectural requirements and to avoid " sameness ".

A great deal of consideration is given to the placement of hallways or access balconies, stairways and communal laundries. In the large multi-storey buildings disposal chutes, lifts, ventilation shafts and water storage facilities receive special attention.

The achievements in this phase of Government housing have had an influence on the standard of flats and home units built privately.

A typical Commission three-bedroom flat covers about 10 squares and includes a large lounge-dining room, kitchen and bathroom. Standard fittings include a stainless steel sink, gas/electric stove and built-in cupboards in the kitchen, bath with shower, handbasin, shaving cabinet and toilet in the bathroom.



ESTATE FLATS

Flats are playing a greater role in the planning of the larger estates and the creation of mixed residential development.

At Green Valley, Liverpool, almost 1,000 of the 6,000 homes involved when the £20 million scheme is completed will be flat units.

Already 86 flats have been built in small groups spread throughout the developing area. Most are sited near playing fields, the shopping centres, schools and transport.

This pattern will be followed in the even larger estate now being planned for Mt. Druitt, west of Sydney, where 2,000 acres of virgin land will be transformed into a " satellite " suburb adjacent to expanding industrial areas.

Flat projects are also being erected in the older estates wherever sites are available.

At Telopea, land was set aside for flats during initial development, and construction began as soon as sewerage was extended to the area. More than 420 flats are included in this scheme which involves 40 blocks, three of them eight-storeys high.

With the strong demand for accommodation continuing, medium and high-density flats development will become more pronounced in suburban areas, where good transport, shops, civic amenities and other facilities exist.

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